

# EXHIBIT C

RECONCILIATION LETTER

OSTER YORKTOWN PROPERTIES  
P.O. Box 1708  
429 SYLVAN AVENUE  
ENGLEWOOD CLIFFS, NJ 07632

DATE: 12/19/2018  
ACCOUNT # TA210003  
AMOUNT DUE: **\$ 315,733.86**

SEARS HOLDINGS CORPORATION/KMART # 9414  
RE DEPARTMENT BC-131A | ATTN: TAMMI BANASZAK  
3333 BEVERLY ROAD,  
HOFFMAN ESTATES, IL 60179

**TAXES 2018**

**TOWN & COUNTY TAX (01/2018 - 12/2018) &  
SCHOOL TAX (07/01/18 - 06/30/19)**

DEAR TENANT:

IN ACCORDANCE WITH YOUR LEASE, YOUR CHARGE FOR 2018 TOWN & COUNTY AND 2018-2019 SCHOOL TAXES IS:  
**\$ 315,733.86.**

**ANNUAL COMPUTATION**

TOWN & COUNTY TAX AMOUNT:	\$	178,093.41
SCHOOL TAX AMOUNT:	\$	372,637.21
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BILLABLE AMOUNT:	\$	550,730.62
MULTIPLIED BY PROPORTIONATE SHARE:	x	57.33 %
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PROPORTIONATE SHARE:	\$	315,733.86

**BILLING FROM 01/2018 TO 12/2018**

ACTUAL AMOUNT DUE:	\$	315,733.86
BILLED ON ACCOUNT:	- \$	0.00
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AMOUNT DUE AFTER ADJUSTMENT:	\$	<b>315,733.86</b>

PLEASE MAKE CHECKS PAYABLE TO OSTER YORKTOWN PROPERTIES AT YOUR EARLIEST CONVENIENCE.  
THANK YOU.

Fiscal Year:1/1/2018-12/31/2018

Warrant Date:4/1/2018

Acct #:3640000

## TOWN OF YORKTOWN TOWN & COUNTY TAX BILL

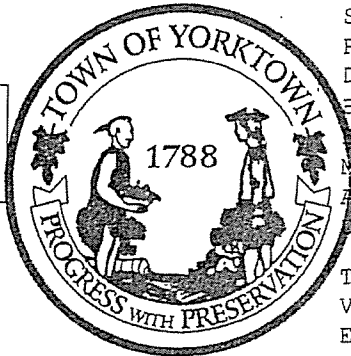
### MAKE CHECKS PAYABLE AND MAIL TO:

#### RECEIVER OF TAXES

Town of Yorktown  
363 Underhill Avenue  
P.O. Box 703  
Yorktown Heights, NY 10598

HOURS Monday through Friday  
OF 9:00AM - 5:00PM  
COLLECTION Barbara A. Korsak  
Receiver of Taxes

OSTER YORKTOWN PROPERTIES  
LLC  
429 SYLVAN AVE.  
P.O. BOX 1708  
ENGLEWOOD CLIFFS, NJ 07632



### PROPERTY ADDRESS & LEGAL DESCRIPTION

SWIS:555400 S/B/L:03701800020560  
Address: DOWNING DR.  
School: Yorktown Central  
Regional Shopping Centers RS:1  
Dimensions: 14.94

Bank Code:  
st State Aid: \$704,500  
Market Val: 16082983  
Assessed Val: 382775  
Uniform Percent of Value: 2.38

The 2017 ASSESSMENT REFLECTS A  
VALUATION DATE OF 07/01/16. STAR  
EXEMPTIONS ONLY APPLY TO SCHOOL TAX.

\$76,511 OF THIS TAX LEVY RELATES TO  
THE MTA TAX.

Exemption	Tax Purpose	Value	Full Value	Exemption	Tax Purpose	Value	Full Value
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Levy Description	Total Tax Levy	% Change	Taxable Value	Tax Rate Per \$1000	Tax Amount
Town Tax	21037315	.03	382775	164.732739	63,055.57
County Tax	17313834	.014	382775	135.576009	51,895.11
DELINQUENT WATER	0		35713	1.000000	35,713.17
YORKTOWN HEIGHTS FI	1354400	.02	382775	17.092032	6,542.40
WESTCHESTER COUNTY	1552698	-.0096	382775	11.866966	4,542.38
ADVANCED LIFE SUPPO	589050	.0439	382775	4.503305	1,723.75
HALLOCKS MILL SEWAG	2342989		18	572.158602	10,298.85
YORKTOWN CONSOLIDAT	1259250	-.0101	382775	11.291702	4,322.18

DATE DUE: 04/30/2018

TOTAL TAXES DUE: 178093.41

*PAID 11553 - W/ SASE*

WHEN PAYING IN PERSON PLEASE BRING THE ENTIRE BILL WITH YOU.  
WHEN PAYING BY MAIL PLEASE DETACH AND REMIT BOTTOM PORTION WITH YOUR PAYMENT.

(Outstanding Real Estate Taxes) Pg 4 of 4  
**TOWN OF YORKTOWN SCHOOL TAX BILL**

\*For Fiscal Year: 7/1/2018-6/30/2019 \*Warrant Date: 9/1/2018

Bill No. 3640000

**MAKE CHECKS PAYABLE TO**  
**RECEIVER OF TAXES**  
 363 UNDERHILL AVE.  
 P.O. BOX 703  
 YORKTOWN HEIGHTS, NY  
 10598  
 914-962-5722 X212

**HOURS OF OPERATION**  
 Monday through Friday  
 9:00 am - 5:00pm  
 Barbara A. Korsak  
 Receiver of Taxes

**PROPERTY ADDRESS & LEGAL DESCRIPTION**  
 Address: DOWNING DR.  
 Town: Town of Yorktown Roll Sect. 1  
 Bank Code:  
 Property Class Name: 451 - Regional Shopping Center  
 Parcel Dimensions: Acreage = 14.94  
 School: 555402 - Yorktown Central

**PROPERTY TAXPAYER'S BILL OF RIGHTS**

**OSTER YORKTOWN PROPERTIES**  
**LLC**  
 429 SYLVAN AVE.  
 P.O. BOX 1708  
 ENGLEWOOD CLIFFS NJ 07632

The Assessor estimates the FULL MARKET VALUE of this property: 16,288,297  
 The ASSESSED VALUE of this property: 382,775  
 The Uniform Percentage Value used to establish assessment was: 2.38%  
 THE TOWN HAS NO CONTROL OF SCHOOL BUDGETS. THE TOWN ACTS MERELY AS A  
 COLLECTING AGENT FOR YOUR SCHOOL DISTRICT. THE 2017 ASSESSMENT  
 REFLECTS A VALUATION DATE OF 7/1/2016

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
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**PROPERTY TAXES**

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value Before STAR	Rate Per \$1.000	Tax Amount
Yorktown School	77,736,783	0.0000	382,775	973.515007	372,637.21

**TOTAL TAXES DUE \$372,637.21**

RECEIVED-TAX OFFICE

SEP 24 2018

TOWN OF YORKTOWN, NY

**THIS IS THE ONLY BILL YOU WILL RECEIVE**THERE WILL BE NO REMINDER FOR THE SECOND HALF DUE IN JANUARY

WHEN PAYING IN PERSON PLEASE BRING THE ENTIRE BILL WITH YOU  
 REGISTER FOR E-BILLS, RECEIPTS & REMINDERS via EMAIL - visit our website at [www.yorktownny.org](http://www.yorktownny.org)

**PLEASE DETACH AND REMIT BOTTOM PORTION WITH PAYMENT**

ACCOUNT NUMBER 3640000

**TOWN OF YORKTOWN SCHOOL TAX BILL**  
**IF PAYING FULL AMOUNT PLEASE RETURN BOTH PORTIONS**

PROPERTY DESCRIPTION AND LOCATION	
PARCEL ID	37.18-2-56
LOCATION	DOWNING DR.
AREA	14.94
SCHOOL DIST.	Yorktown Central
BANK CODE	

OWNER'S  
 NAME  
 &  
**OSTER YORKTOWN PROPERTIES**  
**LLC**  
**429 SYLVAN AVE.**  
**P.O. BOX 1708**

**2<sup>ND</sup> HALF**

PLEASE RETURN  
 THIS PORTION  
 WITH SECOND PAYMENT

Make Checks Payable to  
 Receiver of Taxes  
 Yorktown Heights, NY 10598

SECOND PAYMENT
\$186,318.60
PENALTY
TOTAL